GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind. & Com. Dept., – Proposal of APIIC for execution of Partial Sale deeds, as per the recommendations of the Committee of the Officers constituted to examine the representations of the few firms, allotted lands by APIIC & having shortfalls in committed Investment and/or Employment and/or Production Capacity, in consonance with the opinion of the learned Advocate General and based on the undertakings of the firms that the shortfalls will be achieved in the near future – Approval - Orders – Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.Ms.No.112 Dated:27.06.2025.

Read the following;

1. From the VC&MD, APIIC, e-file No.APIIC-17/117/2025-ASSET MGMT- APIIC (2823016), dt.11.05.2025.
2. Minutes of the State Investment Promotion Board (SIPB) meeting held on 19.06.2025.
3. From the GA(Cabinet) Department, Council Resolution No.242/2025, dt.24.06.2025.

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ORDER:

In the reference 1st read above, the VC&MD, APIIC has submitted that few companies, who have been allotted lands by the APIIC as per the Allotment Regulations, have requested for the execution of sale deeds, despite shortfalls in the committed investment and employment as per the terms and conditions of their original land allotments and in some cases, non-adherence of these compliances, citing various reasons including submission of final sale deeds to the financial institutions, lended loan to them. Based on the decision of the SIPC in its meeting held on 10th Dec, 2024 to seek the opinion of the Learned Advocate General to ensure that all legal aspects are adequately addressed, APIIC has submitted a request letter to learned AG on 28th January 2025, seeking their valued opinion on such requests and Office of Advocate General has given its opinion to APIIC vide letter dated 20th March 2025.

2. The VC & MD, APIIC further stated that APIIC reached out to all these companies, requesting them to provide a detailed action plan on how they plan to address gaps in their investment, employment, capacity, and land utilization for their respective cases. When these were placed in the SIPC meeting held on 1.04.2025, the SIPC has formed a Committee of Officers to evaluate each case individually, duly taking into account the opinion of the Hon'ble Advocate General. Accordingly, the Committee of Officers, consisting of - Principal Secretary, MA&UD Department, Secretary, Information Technology, Electronic & Communication (ITE&C), Secretary, Industries & Commerce Secretary, Inspector General of Registration& Stamps and VC&MD APIIC (Convener) - was constituted to assess the respective cases in line with the Advocate General's opinion and provide specific recommendations to the SIPC/SIPB.

3. The VC&MD, APIIC stated that above committee held a meeting on 08.04.2025 and submitted its remarks/recommendation on the representations of these firms for execution of sale deeds. The Committee deliberated all the aspects, w.r.t the precedence adopted by the APIIC with the approval of the Government, legal aspects raised by the Advocate General, the future implications of the considerations of the requests, categorization of the firms into various buckets such as MSMEs and Non-MSMEs, those units satisfied utilization of the area allotted vs those-not, those units have achieved their intended capacity vs those-not and accordingly, arrived at the cardinal recommendations as follows:

- As the DPR with the proposed investment and employment have been submitted by the companies themselves, duly examining the market potential of their project and various other factors and further, the APIIC Regulations provide enough windows for extension of time, to achieve the intended investment and employment, the request on the relaxation on the investment and employment, citing various reasons, cannot be considered.
- Rather, the requests for partial sale deed (as requested by few firms) or conditional sale deeds (as requested by few firms), in proportion to the achievement of employment and investment, can be examined and recommended.
- Further, when the Partial Sale deed requests are processed by the APIIC, the portion where the factory or the premises is already established, the partial sale deed has to be executed in

the same place only. Accordingly, the APIIC has to process for the sub division of the allotted plot and execute the partial sale deed.

- The APIIC is also instructed to take firm commitment from the firms, w.r.t. specific timelines, during which, the balance investment and employment can be achieved by the firm, including the condition of 50% utilization of lands and accordingly, they can process for execution of partial sale deeds.
- While calculating the proportional area for the partial sale deed, the APIIC is instructed to give weightage of 40% to Investment and 60% to employment.

The remarks and recommendations of the Committee on the individual cases is given at Annexure-1.

4. Accordingly, the proposal of the VC&MD, APIIC has been placed before the State Investment Promotion Board (SIPB) meeting held on 19.06.2025 with the recommendations of the State Investment Promotion Committee (SIPC).

5. In the reference 2nd read above, the SIPB, after a detailed deliberations, has arrived that the proposal of APIIC - for execution of Partial Sale deeds, as per the recommendations of the Committee of the Officers, in consonance with the opinion of the learned Advocate General and based on the undertakings of the firms that the shortfalls will be achieved in the near future - may be recommended in the following cases by assigning weightage of 40% to investment and 60% to employment, for determination of extent to be approved for partial Sale deed.

a. Farmgate Agro Mulch Pvt Ltd
b. Krishi Infratech
c. Kanakadurga Fabrication
d. Siddhartha Innovatory Bio
e. RR Chemicals
f. NKV Home Depot
g. Sankhya Technologies
h. Wipro Limited
i. Sravan Shipping Services
j. Grasim Industries Limited
k. Ashok Leyland

6. The SIPB has not recommended the requests of the two firms viz, Synergy Health Care and Color Chips as per the remarks of the committee of officers.

7. After careful consideration of the decision of the State Investment Promotion Board (SIPB), Government hereby approves and considers the proposal of APIIC - for execution of Partial Sale deeds, in consonance with the opinion of the learned Advocate General and based on the undertakings of the firms that the shortfalls will be achieved in the near future, in the cases as recommended by SIPB, as given at para-5 above and accordingly, APIIC to sub-divide the plot (the land-portion in which the plant is already located to be considered for the partial sale-deed purpose). While calculating the proportional area for the partial sale deed, the APIIC is instructed to give weightage of 40% to Investment and 60% to employment.

8. Further, as instructed by the Committee of Officers, the APIIC is instructed to verify the details submitted by the company and take appropriate undertakings for the achievement of remaining investment and employment and take necessary actions for the respective units, to sub-divide the plot for executing the partial sale deeds in eligible cases {the land-portion in which the plant is already located to be considered for the partial sale-deed purpose}.

9. The Director of Industries and the Vice Chairman & Managing Director, APIIC, shall take necessary action accordingly, in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.YUVARAJ
SECRETARY TO GOVERNMENT

To
The Director of Industries, AP, APIIC tower, Mangalagiri.
The VC&MD, APIIC, APIIC Tower, Mangalagiri.
Individual firms through VC&MD, APIIC

Copy to:
The P.S to Secretary to C.M., A.P. Secretariat.
The P.S to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The P.S to Chief Secretary to Government, A.P. Secretariat.

The P.S to Secretary to Govt. & CIP, I & C Dept., A.P.Secretariat.
The GA(Cabinet) Department
Sc/Sf(2875104)

//FORWARDED::BY ORDER//

SECTION OFFICER

Annexure on the Specific Remarks and recommendation of the Committee of Officers - case wise:

S. No.	Company	Land Utilization Status	Committed by company at the time of allotment		Actually achieved by the company as on April 2025		Commitment/Justification by Company
			INR Cr	Nos	INR Cr	Nos	
1.	Farmgate Agro Mulch Pvt. Ltd.	50.40%	55.38	305	66.20	129	Changing technology and market conditions have adversely affected its ability to meet its employment commitments. Additionally, the company reported that it has achieved over 279 employment. Details will be submitted for appraisal by the APIIC.
Remarks/Recommendation of the Committee: • The firm has satisfied the requirement of conditions of utilization of the lands and achievement of the investment; there is deficiency in the achievement of employment. • As the employment gap is only 26, (if the firm's latest submission of achievement of 279 employment is found to be true), the APIIC may pursue with the firm for achievement of full employment. • The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target. • In the event, still the company requires a partial sale deed (in proportion to the achievement of employment), the same may be processed.							
2.	Krishi Infratech	55.52%	29.35	400	33.94	228	The company reported that it has already employed 228 individuals directly and an additional 408 individuals through various contractors. Furthermore, the company stated that it expects to achieve the remaining employment targets within the next six

							months.

Remarks/Recommendation of the Committee:

- The firm has satisfied the requirement of conditions of utilization of the lands and achievement of the investment; there is deficiency in the achievement of employment.
- The firm has committed to meet the requirement of employment within next 6 months. The APIIC may pursue with the firm for achievement of full employment
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target.
- In the event, still the company requires a partial sale deed (in proportion to the achievement employment), then the same may be processed as per as 2.5 and 2.7.

3.	Kanakadurga Fabrication	55.52%	2.70	36	0.90	29	The company has committed to addressing the investment and employment gaps in the near future and has requested the execution of the sale deed to facilitate obtaining a loan from a financial institution in this regard.

Remarks/Recommendation of the Committee:

- The firm has satisfied the requirement of conditions of utilization of the lands; there are deficiencies in the achievement of both investment and employment.
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining investment and employment targets.
- In the event, still the company requires a partial sale deed (in proportion to the achievement of investment and employment), then the same may be processed.

4.	Siddhartha Innovatory Bio	39.20%	6.00	130	5	55	The company has committed to addressing the investment and employment gaps. Furthermore, company will submit an action plan by 11th April 2025 for additional investment and hiring of additional 80 resources.

Remarks/Recommendation of the Committee:

- The firm has claimed that it has satisfied the requirement of conditions of utilization of the lands and the same has to be confirmed by the APIIC; there

	are deficiencies in the achievement of both the investment and employment. • The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining investment and employment targets. • In the event, still the company requires a partial sale deed (in proportion to the achievement of investment and employment), then the same may be processed once the condition of utilization has been satisfied.						
5.	RR Chemicals	62%	1.18	56	1.55	15	The Company claimed that the reference of 57 employment by them in the DPR is by over-sight and the intended commitment was about 12 only. This argument is not considered by the Committee. The firm has not attained the intended capacity also (Present capacity is 1,800 Tn against 2,100 Tn). Subsequently, the firm has informed that it will achieve the committed investment and employment shortly.
Remarks/Recommendation of the Committee: • The firm has satisfied the requirement of conditions of utilization of the lands and the investment; there is deficiency in the achievement of employment. • The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target. • In the event, still the company requires a partial sale deed (in proportion to the achievement of employment), then the same may be processed.							
6.	NKV Home Depot	57.77%	33.47	551	35.30	292	Company submitted that it will achieve balance employment in 2 years from the date of partial sale deed or conditional sale deed.
Remarks/Recommendation of the Committee: • The firm has satisfied the requirement of conditions of utilization of the lands and achievement of the investment; there is deficiency in the achievement of employment. • The firm has committed to meet the requirement of employment within next 24 months. The APIIC may pursue with the firm for achievement of full employment • In the event, still the company requires a partial sale deed (in proportion to							

the achievement of employment), then the same may be processed.							
7.	Synergy Healthcare	15.48%	12.00	145	6.40	19	The company reported that, it has achieved investment of INR 8.72 Cr and employed 58 persons. Further, company has submitted revised DPR in March 2023 with reduced investment (6.40 Cr) and employment (40) for consideration. The committee has opined that the revised DPR cannot be considered.
Remarks/Recommendation of the Committee: • The firm has not satisfied the requirement of conditions of utilization of the lands and the achievement of both the investment and employment. • The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining investment and employment targets and also instructed to monitor for the utilization of the lands. • No specific recommendation as the deficiencies are with huge margin in all 3 respects.							
8.	Sankhya Technologies	41%	1.50	200	3.36	15	The Company submitted that it shall be able to achieve balance employment by June 2025.
Remarks/Recommendation of the Committee: • The firm has not satisfied the requirement of conditions of utilization of the lands and the employment, though investment targets are met. • The firm has told that it will achieve the remaining employment by June 2025. • The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target and also instructed to monitor for the utilization of the lands. • In the event, still the company requires a partial sale deed (in proportion to the achievement of employment), then the same may be processed, once the condition of utilization of lands are achieved.							
9.	Wipro Ltd	50%	50.00	2,000	72.09	200	The Company reported that it intends to expand its investment and employment. Further company has requested time till 15th April 2025 for submitting a detail plan in this regard.
Remarks/Recommendation of the Committee:							

- The firm has satisfied the requirement of conditions of utilization of the lands and achievement of the investment; there is a huge deficiency in the achievement of employment.
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target.
- In the event, still the company requires a partial sale deed (in proportion to the achievement of employment), then the same may be processed.

10.	Sravan Shipping Services	30%	5.98	198	12.59	127	The Company reported that it will achieve its employment commitment by April 2025.

Remarks/Recommendation of the Committee:

- The firm has not satisfied the requirement of conditions of utilization of the lands and the employment, though investment targets are met.
- The firm has told that it will achieve the remaining employment by April, 2025
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining employment target and also instructed to monitor for the utilization of the lands.
- In the event, still the company requires a partial sale deed (in proportion to the achievement of employment), then the same may be processed, once the condition of utilization of lands are achieved.

11.	Grasim Industries Ltd.,	50%	2,700	1,300	1,100	1,350	The company has reported an investment of INR 1,100 crore in Phase I, exceeding the initially committed amount. The remaining investment and employment commitments will be fulfilled in a phased approach.

Remarks/Recommendation of the Committee:

- The firm has satisfied the requirement of conditions of utilization of the lands; there are deficiencies in the achievement of both the investment and employment.
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining investment and employment targets.
- In the event, still the company requires a partial sale deed (in proportion to the achievement of investment and employment), then the same may be processed.

12.	Ashok Leyland	25%	135	2,295	133	68	The company reported employing more than 400 individuals and will submit the relevant details shortly.

							Additionally, company has requested sale deed to resume production and proposed an amendment to employ 500 individuals in each phase (I & II).

Remarks/Recommendation of the Committee:

- The firm has not satisfied the requirement of conditions of utilization of the lands and employment and still has about 2 Cr achieved for the purpose of the committed investment.
- The APIIC is instructed to take an undertaking and commitment on the specific timelines for achieving the remaining investment and employment targets and also instructed to monitor for the utilization of the lands.
- In the event, still the company requires a partial sale deed (in proportion to the achievement of investment and employment), then the same may be processed once the condition of utilization of lands is achieved.

13.	Wingtech Mobile	50%	1,061	10,098	990	1,500	Luxshare-ICT is assuming global operations of Wing tech. Subsequently Luxshare, shall add fresh employment of 5,000 (Direct/Indirect) by Sep-27.

Remarks/Recommendation of the Committee:

- The proposal entails the transfer of property rights, prior to the full implementation of the project.
- In light of this, the committee deliberated that the proposal shall be treated separately by the APIIC and the Department, as the same is beyond the scope of the Committee.

14.	Color Chips	15.48%	195	300	12	109	The company was directed to submit detailed information regarding its current employment for subsequent deliberation on its proposal for the execution of the sale deed.

Remarks/Recommendation of the Committee:

- The committee directed APIIC to verify the allotment details.
- No specific recommendations.

N.YUVARAJ
SECRETARY TO GOVERNMENT